

# FINAL FINDING OF NO SIGNIFICANT IMPACT

## ADDITIONAL FAMILY HOUSING UNITS, FORT CARSON, COLORADO

1. **Description of Action.** Fort Carson Family Housing, Limited Liability Corporation (FCFH), in cooperation with the 7th Infantry Division and Fort Carson, is proposing to construct approximately 529 additional family housing units on lands (Old Main Hospital Site, Area M Site, and Upper Ute Hill Site, totaling about 152 acres) leased to FCFH by the Department of the Army. These lands are within the Fort Carson Cantonment Area. The Proposed Action is the preferred alternative.

Construction would begin in May 2006 with an anticipated completion by 2008. These additional quarters would be rented to military personnel assigned to Fort Carson. This Proposed Action would provide officer and enlisted family housing units that meet current standards of quality of life, energy conservation, size, habitability, and safety.

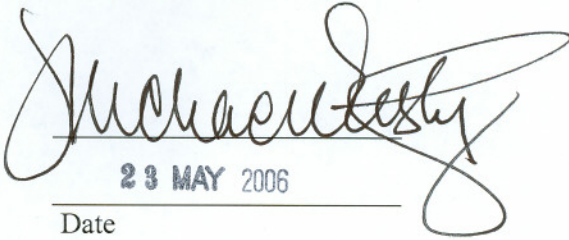
The No Action Alternative was considered in the environmental consequences analysis. There would be no leasing of land for the construction of family housing on Fort Carson under the No Action Alternative. This alternative provides a basis of comparison for the Proposed Action and also addresses issues of concern by avoiding or minimizing effects associated with the Proposed Action.

Alternative 3, constructing higher density housing, was also considered in the environmental consequences analysis. This alternative was not selected since many military personnel, similar to their civilian counterparts in suburban settings, prefer (and are authorized) duplexes and/or single family dwellings with individual yards, such as they generally find on other military installations. The preferred alternative would provide more total living area, closer parking, larger lawn areas, and other amenities.

2. **Anticipated Environmental Effects.** No significant adverse environmental or socio-economic impacts are anticipated. There would be no effects on geology and topography, cultural resources (mitigated), safety of children, environmental justice, federally-listed species, or wetlands. There would be short-term effects on socioeconomics and temporary effects on the noise environment and air quality during construction. There would be a loss of open space and a greater need for water for household uses. Soils and vegetation, as well as common wildlife species that use these sites, would be negatively affected, particularly at Area M Site. Soil quality at the Old Main Hospital Site would be improved as the action would result in the remediation of asbestos and lead remaining in the soil from the former Old Main Hospital buildings and their demolition.
3. **Conclusions.** Based on a review of the information contained in the environmental assessment for the Proposed Action, it is concluded that construction of additional family housing units on Army-leased lands within the Fort Carson Cantonment Area is not a major federal action that would significantly affect the quality of the environment within the meaning of Section 102(2)(c) of the National Environmental Policy Act of 1969, as amended. Accordingly, the preparation of an Environmental Impact Statement for this Proposed Action is not required.

**Approved By:**

MICHAEL RESTY, JR.  
COL, CM  
Garrison Commander  
Fort Carson, Colorado

  
23 MAY 2006  
Date